

## ORDINANCE

### A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO SECTION 8-1401 TO ALLOW ADDITIONAL SIGNAGE FOR CERTAIN COMMERCIAL BUSINESSES IN AGRICULTURAL DISTRICTS

WHEREAS, on November 30, 2006, the Planning Commission initiated this text amendment; and

WHEREAS, on December 19, 2006, the Planning Commission held a work session on the proposed text amendment and forwarded the proposed text amendment to the Board of Supervisors recommending approval; and

WHEREAS, on February 8, 2007, the Fauquier County Board of Supervisors held a public hearing on this amendment; and

WHEREAS, adoption of the attached amendment to Section 8-1401 supports good zoning practices, convenience, and the general welfare; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 8<sup>th</sup> day of February 2007, That Section 8-1401 be, and is hereby, amended as follows:

<b>PART 14</b>	<b>8-1400</b>	<b>CONSERVATION, AGRICULTURE, VILLAGE, RESIDENTIAL AND MOBILE HOME ZONES</b>
----------------	---------------	--

#### **8-1401**

Only the following signs shall be permitted in Conservation, Agriculture, Village, Residential and Mobile Home Zones:

1. Home Occupation Signs: One sign, not exceeding two (2) square feet in area, not illuminated, for the purpose of indicating a home occupation which is permitted under the provisions of this Ordinance. Height not to exceed six (6) feet.
2. Church Bulletin Board. One church bulletin board, not exceeding thirty two (32) square feet in area, when erected or displayed on the property of the church; provided that when a church faces more than one street, one such church bulletin board may be erected or displayed on each street frontage with a maximum of fifty (50) square feet allowed on the property. Height not to exceed ten (10) feet.

3. Identification Signs:

**A.** Signage, not exceeding thirty two (32) square feet in area, for the purpose of showing the name and use of any lawful, non residential use within these districts for which other signage standards are not specifically set forth, when such signage is erected or displayed on the property. Home occupations are not such uses qualifying under this subsection. One sign not exceeding two (2) square feet in area shall be permitted for each single family home. Height not to exceed ten (10) feet.

**B. Notwithstanding the foregoing, farm supply establishments in Agriculture Districts may, by special permit, increase their signage up to one hundred and fifty (150) square feet, but no more than thirty-two (32) square feet per sign provided they: 1) are located with direct access to a rural principal arterial; and 2) require additional signage for commercial or safety reasons arising out of restricted visibility of the business.**

4. Subdivision Sign: One sign, not exceeding twelve (12) square feet in area, in each subdivision entrance for the purpose of advertising or identifying a housing development or subdivision, when erected or displayed on the property so advertised or identified in conformance with the required building setback line. The total area of all such signs shall not exceed twenty-four (24) square feet. Height not to exceed ten (10) feet.
5. Contractor's Signs: One contractor's sign, not exceeding twelve (12) square feet in area, and one sign for each subcontractor, not exceeding four (4) square feet in area, when erected or displayed on the premises upon which building options are being conducted; provided that such signs shall be removed upon completion of work. Height of freestanding sign shall not exceed ten (10) feet for contractor's sign and six (6) feet for subcontractor.
6. Real Estate Signs for Single Family Homes: One sign, not exceeding six (6) square feet nor six (6) feet in height, for the purpose of advertising the sale, lease or future sale of a single family home, when erected or displayed on the property so advertised. Sign area not to exceed twelve (12) square feet nor exceeding ten (10) feet in height, shall be permitted when such signs are set back at least fifty (50) feet from the front lot line.

7. Off-Street Parking Area or Lot Signs: One sign, not exceeding four (4) square feet in area, at each entrance and exit of an off-street parking area or lot and not conflicting with other provisions of this Article, when erected or displayed on such off-street parking area or lot. Sign shall be limited to indicating regulations in connection with the use of such parking area.
8. Multi-Family Dwelling Sign: Same as for subdivision. Multi-family includes apartments, townhouses, condominiums and other dwellings which are not single-family.
9. Farm Signs: Signs displayed on any farm by the owner or other operator thereof for the purpose of identifying such farm or advertising solely the products thereof. No single sign shall exceed thirty two (32) square feet in area. The total area of all such signs shall not exceed fifty (50) square feet. Height not to exceed ten (10) feet.
10. Lighting and Color for Residential Area Sign: No sign other than Commercial or Industrial may be illuminated by other than indirect lighting with the source thereof so shielded that it illuminates only the face of the sign. The background, border and lettering shall be limited to two colors. Colors shall not be vivid, iridescent or fluorescent.
11. Directional signs are prohibited except those limited to the sale or rental or real estate which shall be used only for the purpose of indicating the location of the property to be sold or rented and except those directional signs to indicate the location of a church or place of worship or hospital or similar medical institution or historical sites. Two such directional signs, not exceeding two (2) square feet in area, each six (6) feet tall, are allowed in every district, provided that the following conditions are met:
  - A. A statement from the owners of the property indicating the consent of the property owner to the erection of the sign shall be filed with the Zoning Administrator.
  - B. In the case of real estate directional signs, a statement from the individual erecting the sign as to the length of time (not exceeding ninety (90) days) that the sign will remain posted shall be filed with the Zoning Administrator.

12. In addition to A, B and C above, a maximum of two (2) directional signs will be allowed per commercial or industrial establishment, including farms from which products are retailed directly to customers provided that:
  - A. A special permit is obtained.
  - B. The establishment is not located on a primary highway.
  - C. The sign contains only the name of the establishment and a directional arrow. The BZA may grant a variance to the size limitation, not exceeding six (6) square feet in cases where two (2) square feet is not of sufficient size due to unusual sign location constraints or roadway configuration.
13. Temporary Signs: Temporary signs, not exceeding fifty (50) square feet in area, announcing a campaign, drive or event of a civic, philanthropic, education or religious organization; provided that the sponsoring organization shall ensure proper and prompt removal of such sign. Such sign may be maintained for a period not to exceed one (1) month. Height limitation not to exceed ten (10) feet. Registration with Zoning Office required.

Map 10.1: County Rural Road Classifications

